

CTDAG-82209001185

Store #950

SHORT FORM LEASE

LEASE between **MURPHY COMMERCIAL PROPERTIES, L.L.C.**, with its principal office located at **13044 North East 14th Street, Alleman, Iowa 50007** ("LESSOR"), and **QUIKTRIP CORPORATION**, an Oklahoma corporation, with its principal offices located at **4705 S. 129th E. Ave., Tulsa, Oklahoma 74134-7008** ("LESSEE").

WITNESSETH

BY WRITTEN LEASE dated 12/21/09, Lessor has leased a leasehold estate, and hereby leases a leasehold estate, to Lessee to certain real property located in Arlington, Tarrant County, State of Texas, including all oil, gas and mineral rights (the "LEASED PREMISES"), being more particularly described in Exhibit "A" which is attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD THE LEASED PREMISES for a term of Fifteen (15) years beginning on the 1st day of January, 2010, with the option to extend the term for Seven (7) additional terms of five (5) years each, all on the terms, provisions and conditions contained in the WRITTEN LEASE, which WRITTEN LEASE is by reference made a part hereof to the same extent as if all the provisions thereof were copied in full herein.

Executed to be effective as of the 21st day of December 2009.

LESSOR:

LESSEE:

**MURPHY COMMERCIAL
PROPERTIES, L.L.C.**

QUIKTRIP CORPORATION

By: Michael Murphy

**Michael Murphy
President**

By: Jeffrey T. Thoene

**Jeffrey T. Thoene
Corporate Director of Real Estate**

FILED
TARRANT COUNTY TEXAS
2010 JAN -6 PM 2:51
BY
SUZANNE HENDERSON
COUNTY CLERK

STATE OF TOWNA)
)
 COUNTY OF POLK) SS.

This instrument was acknowledged before me on this 18th day of DECEMBER, 2009, by Michael Murphy, to me personally known, who, being by me duly sworn, did say that he is the President of Murphy Commercial Properties, L.L.C., and Michael Murphy acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.



Peggy Hutchinson
 Notary Public

My commission expires:
11-4-2012

STATE OF OKLAHOMA)
)
 COUNTY OF TULSA) SS.

On this 28th day of December, 2009, before me, the undersigned, a Notary Public, appeared Jeffrey T. Thoene, to me personally known, who being by me duly sworn, did say that he is the Corporate Director of Real Estate of QuikTrip Corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors and Jeffrey T. Thoene acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

Melissa Callahan
 Notary Public in and for said County and State

My Commission Expires:
5/3/11



Return To:

Brown & Hofmeister, LLP
 740 E. Campbell Rd., Suite 800
 Richardson, TX 75081
 Attn: A. Graft

Exhibit "A"
Legal Description

BEING a tract of land located in the City of Arlington, Tarrant County, Texas, part of the V.W. Warnell Survey, Abstract No. 1613, being all of Lot 1, Block A, Q.T. 950 Addition, an addition to the City of Arlington as recorded under County Clerk's File No. D209142505, Plat Records, Tarrant County, Texas.

SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

AARON P GRAFT
BROWN AND HOFMEISTER LLP
740 E CAMPBELL RD 800
RICHARDSON, TX 75081

Submitter: CHICAGO TITLE INS CO

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 1/6/2010 2:48 PM

Instrument #: D210003213

LSE

4

PGS

\$24.00

By: _____

A handwritten signature in cursive script, appearing to read "Suzanne Henderson", is written over a horizontal line.

D210003213

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: DBWARD